



26 Crosby Way, Farnham, Surrey. GU9 7XG.
£2,250 pcm

keatsfearn



Description

Perfectly positioned for town and country living, this attractive home is just a short walk from Farnham town centre, with its array of shops, cafes, and amenities, while also enjoying easy access to the open green spaces of Bishops Meadow and scenic riverside walks. This sought-after location offers the best of both worlds — tranquil surroundings with the convenience of town life on your doorstep.

Ground Floor A welcoming covered porch with external light leads into the entrance hallway, which includes a telephone point and stairs to the first floor. The cloakroom/WC features a pedestal wash basin with tiled splashback and a low-level WC. The well-equipped kitchen offers a range of matching floor and wall units, worktops with inset sink and tiled splashback, four-ring hob with extractor hood above, built-in oven below, and integrated appliances including a freestanding fridge/freezer, dishwasher, and washing machine. The gas-fired central heating boiler is neatly concealed. An open-plan flow into the breakfast room provides a relaxed dining space, complete with a deep understairs storage cupboard and double-glazed sliding patio doors opening out to the rear garden.

First Floor The landing leads to all rooms and stairs to the second floor. The spacious lounge enjoys twin windows with views over the rear garden and meadows beyond — ideal for relaxing or entertaining. Bedroom Three is located at the front with a double-glazed window. The family bathroom is attractively part-tiled and includes a panelled bath with mixer tap and shower attachment, pedestal wash basin, WC, radiator, and Expelair extractor.

Second Floor The second-floor landing provides access to all rooms and roof void. The generous master bedroom enjoys a peaceful outlook over the garden and meadows, with a range of fitted wardrobes and a door to the en-suite. The en-suite shower room is part-tiled and includes a shower enclosure, pedestal wash basin, WC, radiator, and Expelair extractor. Bedroom Two features a front aspect window, fitted wardrobe, airing cupboard, and recessed eaves storage.

Outside To the front of the property is off-road parking for two vehicles and access to a single integral garage. The south-facing rear garden has been professionally landscaped for ease of maintenance and includes a timber shed and rear gate. The garden is fully enclosed, providing a private and secure outdoor space.

Tenant is responsible for paying utility bills and council tax. • Holding Deposit (Goes towards 1st month's rent) - 1 weeks Rent. • Security Deposit (payable once tenancy agreement is signed) - 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed) - 1 month (minus holding deposit).

Lets Help Property Management Services Ltd handle all client money on behalf of Keats Fearn and are a member of the Propertymark Client Money Protection Scheme No C0124095

Tenant's Notes - Rent Review The rent may be reviewed annually on the anniversary of the tenancy start date. On each annual review, the rent may be increased by either 4% or the percentage increase in the Consumer Prices Index (CPI) over the preceding 12 months, whichever is the greater. Any increase will be implemented in accordance with the relevant statutory procedure in force at the time. Property inspections every 3 months. Proof of a professional clean on exit will be required including the appliances.

Material Information - Ultrafast broadband available and mobile signal likely outside with all providers.

Directions

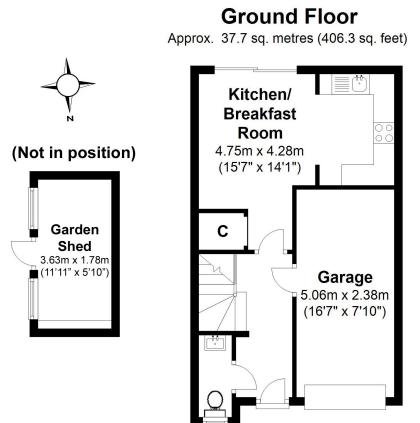
Proceed out of the town centre along West Street and turn left at the first mini roundabout, follow this road around to the left and bear left again into Crosby Way, where the house will be found after a short distance along on the right hand side.

Local Authority

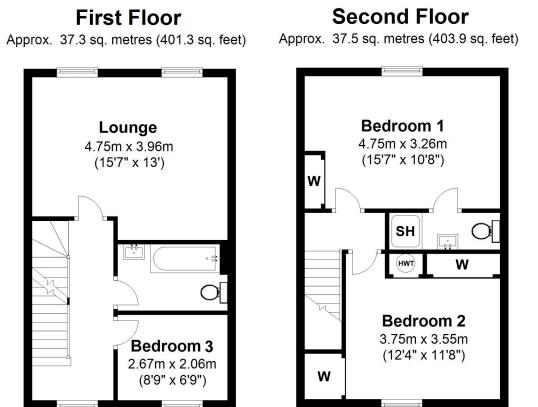
Waverley
Band E



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



House area: approx. 100.6 sq. metres (1082.8 sq. feet)
Garage & Outbuilding area: approx. 18.5 sq. metres (199.1 sq. feet)
Total area: approx. 107.1 sq. metres (1152.8 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance
only and must not be relied upon

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Disclaimer: For clarification we wish to inform prospective purchasers/tenants that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.

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